



## **ORDINANCE NUMBER 2747**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT AMENDMENT FOR A PRIVATE SCHOOL INCLUDING ATHLETIC FACILITIES, ON AN APPROXIMATE 50-ACRE TRACT OF LAND LOCATED AT 4101 SIGMA ROAD (FORMERLY 13777 MIDWAY ROAD) AND WITHIN THE PLANNED DEVELOPMENT NUMBER 64 (PD-64) ZONING DISTRICT; AMENDING AND REPLACING ORDINANCE 2595; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and



WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter of the City of Farmers Branch, and state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Farmers Branch City Council is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:**

**SECTION 1.** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2.** That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit amendment for a private school including athletic facilities, on an approximate 50-acre tract of land located at 4101 Sigma Road (formerly 13777 Midway Road) and within the Planned Development No. 64 (PD-64) zoning district (hereinafter the "Property"), as described in the attached Exhibit "A" and as depicted on attached Exhibit "B," subject to the terms and conditions contained herein.

**SECTION 3.** That the Property shall conform in operation, location and construction to the development standards specified within the Planned Development No. 64 (PD-64) zoning district and in accordance with the approved site plan attached hereto as Exhibit "C." All exhibits attached hereto are incorporated herein by reference.

**SECTION 4.** That the Property shall also comply with the following conditions for approval:

1. Prior to issuance of an occupancy permit for building additions and for the use of the future athletic fields, the applicant shall allow the Police Chief to inspect and review the field of vision, including zooming capabilities and coverage programming, of each camera to ensure that all areas of the site are being monitored and that the cameras are installed according to the security plan. A revised security plan showing camera locations and field of vision areas for the athletic fields shall be submitted by the applicant and subject to review and approval by staff. The Detailed Operational Procedures Plan and the security plan documents shall become an exhibit to the specific use permit ordinance and compliance therewith shall be a requirement of the specific use permit ordinance; any amendments thereto shall be subject to review and approval by the Chief of Police.



2. The parking lot proposed on the south side of the existing building shall be constructed by the applicant prior to issuance of occupancy permits for the football grand stand seating. The City may require the parking lot to be constructed prior to the football grand stand seating being constructed should the City determine that insufficient parking exists on-site to accommodate school activities.
3. Prior to use of the athletic facilities, all fencing shall be installed as shown on the associated site plan drawing.
4. The existing 10-inch private water line on the subject property shall remain private and maintenance of the water line shall be the property owner's responsibility.
5. The athletic field light fixtures shall be fully shielded so that all light rays emitted shall be directed downward towards the playing field, the light rays shall not spill over onto adjacent properties and the applicant shall be responsible for submitting a photometrics plan showing foot-candle measurements on the school property as well as surrounding properties, in accordance with the following foot-candle measurements: maximum 0.2 foot-candles at all adjacent residential property lines, except along the north property line which shall be maximum 2.5 foot-candles; maximum 2.5 foot-candles at all adjacent non-residential property lines; and maximum 2.5 foot-candles at adjacent right-of-way lines. A photometrics plan shall be submitted to the City for review and approval prior to issuance of a permit for any lighting improvements and the plan shall demonstrate compliance with said foot-candle measurements. Should the lighting improvements be phased, then a photometrics plan shall be submitted prior to issuance of a permit for each phase of improvements.
6. The subject property shall be replatted dedicating necessary easements prior to construction of utility and firelane improvements.
7. The Eastern Red Cedar trees along the east side of the proposed tennis courts shall be installed prior to issuance of a construction permit for development of the athletic fields.

**SECTION 5.** That Ordinance 2595 is hereby amended and replaced, as provided for herein.

**SECTION 6.** If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

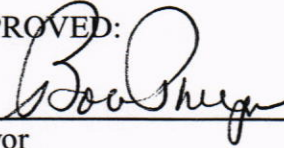
**SECTION 7.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch and upon conviction shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

**SECTION 8.** In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

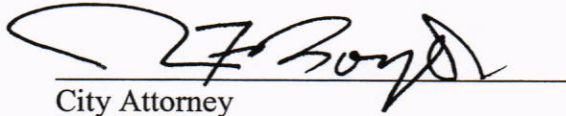
**SECTION 9.** This ordinance shall take effect immediately from and after its passage as the law in such case provides.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 1 day of December, 2003.**

APPROVED:

  
\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

  
\_\_\_\_\_  
City Attorney

ATTEST:

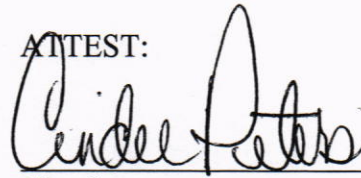
  
\_\_\_\_\_  
City Secretary



Exhibit "A"

**LOT 1, BLOCK A  
LAND DESCRIPTION**

BEING tract of land situated in the Noah Good Survey, Abstract No. 520, City of Farmers Branch, Dallas County, Texas and being all Lot 1, Block A, ExxonMobil Addition, an addition to the City of Farmers Branch, Texas according to the plat thereof recorded in Volume 2001198, Page 00030 of the Deed Records of Dallas County, Texas and also being more particularly described as follows:

COMMENCING at a point at the most southerly cutback corner at the intersection of the westerly right-of-way line of Midway Road (a variable width right-of-way) as described in the Street Warranty Deed to the City of Farmers Branch, Texas as recorded in Volume 98065, Page 4674 of the Deed Records of Dallas County, Texas and the northerly right-of-way line of Alpha Road (80 Foot wide right-of-way); THENCE, along the northerly right-of-way line of said Alpha Road the following courses:

South 89 degrees 44 minutes 29 seconds West, a distance of 2.32 feet to the beginning of a curve to the left, having a central angle of 37 degrees 57 minutes 14 seconds, a radius of 449.30 feet, and being subtended by a chord which bears South 70 degrees 45 minutes 52 seconds West, a distance of 292.21 feet;

Westerly along said curve, an arc distance of 297.63 feet to the beginning of curve to the right, having a central angle of 38 degrees 20 minutes 25 seconds, a radius of 369.30 feet, and being subtended by a chord which bears South 70 degrees 57 minutes 27 seconds West, a distance of 242.54 feet;

Westerly along said curve, an arc distance of 247.12 feet to a point;

North 89 degrees 52 minutes 20 seconds West, a distance of 663.02 feet the beginning of a curve to the left having a central angle of 24 degrees 21 minutes 36 seconds, a radius of 449.30 feet, and being subtended by a chord which bears South 77 degrees 56 minutes 52 seconds West, a distance of 189.59 feet;

Westerly along said curve, an arc distance of 191.03 feet to a point for a corner;

THENCE, North 89 degrees 52 minutes 20 seconds West, departing the northerly right-of-way line of said Alpha Road and along the southerly line of said ExxonMobil Addition, a distance of 456.50 feet to a point for a corner, the POINT OF BEGINNING;

THENCE, North 89 degrees 52 minutes 20 seconds West, continuing along the southerly line of said ExxonMobil Addition, a distance of 756.27 feet to a point for a corner;

THENCE North 00 degrees 00 minutes 50 seconds East, along the westerly line of said ExxonMobil Addition, a distance of 1302.00 feet to a point for a corner in the approximate centerline of Farmers Branch Creek;

THENCE, generally along the centerline of Farmers Branch Creek with its meanders the following courses:



Exhibit "A" (continued)

South 65 degrees 14 minutes 29 seconds East, a distance of 146.03 feet to a point for a corner;  
South 68 degrees 32 minutes 40 seconds East, a distance of 166.61 feet to a point for a corner;  
North 88 degrees 48 minutes 14 seconds East, a distance of 97.01 feet to a point for a corner;  
North 82 degrees 41 minutes 25 seconds East, a distance of 210.28 feet to a point for a corner;  
South 84 degrees 08 minutes 01 seconds East, a distance of 13.57 feet to a point for a corner;  
North 63 degrees 58 minutes 30 seconds East, a distance of 130.51 feet to a point for a corner;  
North 29 degrees 16 minutes 12 seconds East, a distance of 91.09 feet to a point for a corner;  
North 50 degrees 46 minutes 37 seconds East, a distance of 118.66 feet to a point for a corner;  
South 58 degrees 55 minutes 58 seconds East, a distance of 29.42 feet to a point for a corner;  
North 59 degrees 42 minutes 52 seconds East, a distance of 50.91 feet to a point for a corner;  
North 87 degrees 18 minutes 15 seconds East, a distance of 149.98 feet to a point for a corner;  
South 85 degrees 32 minutes 55 seconds East, a distance of 43.70 feet to a point for a corner;  
South 73 degrees 18 minutes 10 seconds East, a distance of 170.62 feet to a point for a corner;  
South 88 degrees 51 minutes 25 seconds East, a distance of 129.37 feet to a point for a corner;  
North 67 degrees 59 minutes 42 seconds East, a distance of 209.13 feet to a point for a corner;  
North 69 degrees 29 minutes 22 seconds East, a distance of 75.06 feet to a point for a corner;  
North 78 degrees 09 minutes 15 seconds East, a distance of 93.99 feet to a point for a corner;  
North 82 degrees 31 minutes 07 seconds East, a distance of 67.90 feet to a point for a corner;  
South 51 degrees 22 minutes 48 seconds East, a distance of 78.36 feet to a point for a corner;  
South 72 degrees 18 minutes 07 seconds East, a distance of 116.09 feet to a point for a corner;  
North 73 degrees 39 minutes 39 seconds East, a distance of 236.80 feet to a point for a corner;  
North 81 degrees 37 minutes 42 seconds East, a distance of 83.20 feet to a point for a corner;  
THENCE, South 00 degrees 09 minutes 11 seconds West, leaving the centerline of Farmers Branch Creek  
a distance of 38.51 feet to a point for a corner;  
THENCE, South 34 degrees 53 minutes 36 seconds West, a distance of 24.65 feet to a point for a corner;  
THENCE, South 21 degrees 32 minutes 14 seconds East, a distance of 35.00 feet to a point for a corner  
and being the beginning of a curve to the left having a central angle of 68 degrees 15 minutes 16  
seconds, a radius of 331.00 feet and being subtended by a chord which bears South 34 degrees 20  
minutes 08 seconds West, a distance of 371.40 feet;  
THENCE, along said curve to the left in a southwesterly direction, an arc distance of 394.31 feet to a  
point for corner at the end of said curve;  
THENCE, South 00 degrees 12 minutes 30 seconds West a distance of 183.05 feet to a point for a corner  
and the beginning of a curve to the right having a central angle of 45 degrees 02 minutes 16 seconds, a  
radius of 230.00 feet, and being subtended by a chord which bears South 22 degrees 43 minutes 38  
seconds West, a distance of 176.17 feet;  
THENCE, along said curve to the right in a southerly direction, an arc distance of 180.79 feet to a point  
for a corner at the end of said curve;  
THENCE, South 45 degrees 14 minutes 46 seconds West, a distance of 219.44 feet to a point for a  
corner and the beginning of a curve to the left having a central angle of 30 degrees 50 minutes 04  
seconds, a radius of 230.00 feet and being subtended by a chord which bears South 29 degrees 49  
minutes 44 seconds West, a distance of 122.29 feet;  
THENCE, along said curve to the left in a southerly direction, an arc distance of 123.78 feet to a point for  
a corner at the end of said curve;  
THENCE, North 89 degrees 47 minutes 30 seconds West, a distance of 1066.63 feet to a point for a  
corner;  
THENCE, South 00 degrees 12 minutes 30 seconds West, a distance of 510.38 feet to the POINT OF  
BEGINNING and containing 49.51 acres of land more or less.



Exhibit "A" (continued)

**LOT 4, BLOCK A  
LAND DESCRIPTION**

BEING tract of land situated in the Noah Good Survey, Abstract No. 520, City of Farmers Branch, Dallas County, Texas and being all of Lot 4, Block A, ExxonMobil Addition, an addition to the City of Farmers Branch, Texas according to the plat thereof recorded in Volume 2001198, Page 00030 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

COMMENCING at the intersection of the westerly right-of-way line of Midway Road (a variable width right-of-way) as described in the Street Warranty Deed to the City of Farmers Branch, Texas as recorded in Volume 98065, Page 4674 of the Deed Records of Dallas County, Texas and the northerly right-of-way line of Alpha Road (80 foot wide right-of-way);

THENCE, along the westerly right-of-way line of said Midway Road the following courses:

North 45 degrees 07 minutes 22 seconds East, a distance of 18.36 feet to a point for a corner;

North 00 degrees 03 minutes 48 seconds West, a distance of 730.45 feet to a point for a corner;

North 00 degrees 06 minutes 47 seconds West, a distance of 251.32 feet to a point for a corner;

North 00 degrees 37 minutes 19 seconds East, a distance of 160.17 feet to a point for a corner;

North 00 degrees 36 minutes 30 seconds East, a distance of 319.38 feet to a point for a corner on the northerly line of said ExxonMobil Addition;

THENCE, South 33 degrees 14 minutes 29 seconds West, along the northerly line of said ExxonMobil Addition, a distance of 25.40 feet to a point for a corner at the most northerly corner of said LOT 4, BLOCK A, the POINT OF BEGINNING;

THENCE, South 00 degrees 12 minutes 30 seconds West, along the easterly line of said LOT 4, BLOCK A, a distance of 173.96 feet to a point for a corner;

THENCE, South 45 degrees 18 minutes 01 seconds West, continuing along the easterly line of said LOT 4, BLOCK A, a distance of 21.18 feet to point for a corner;

THENCE, North 89 degrees 36 minutes 28 seconds West, along the southerly line of said LOT 4, BLOCK A, a distance of 113.26 feet to a point for a corner and being the beginning of a curve to the left having a central angle of 08 degrees 18 minutes 55 seconds, a radius of 366.00 feet being subtended by a 53.07 foot chord which bears South 86 degrees 14 minutes 04 seconds West;

THENCE, Continuing along the southerly line of said LOT 4, BLOCK A, in a westerly direction along said curve to the left, an arc distance of 53.12 feet to a point for a corner at the end of said curve;

THENCE, North 49 degrees 28 minutes 11 seconds West along the westerly line of said LOT 4, BLOCK A, a distance of 19.43 feet to a point for a corner.

THENCE, North 00 degrees 09 minutes 11 seconds East continuing along the westerly line of said LOT 4, BLOCK A, a distance of 45.00 feet a point for a corner;

THENCE, Along the northerly line of said LOT 4, BLOCK A, the following courses:

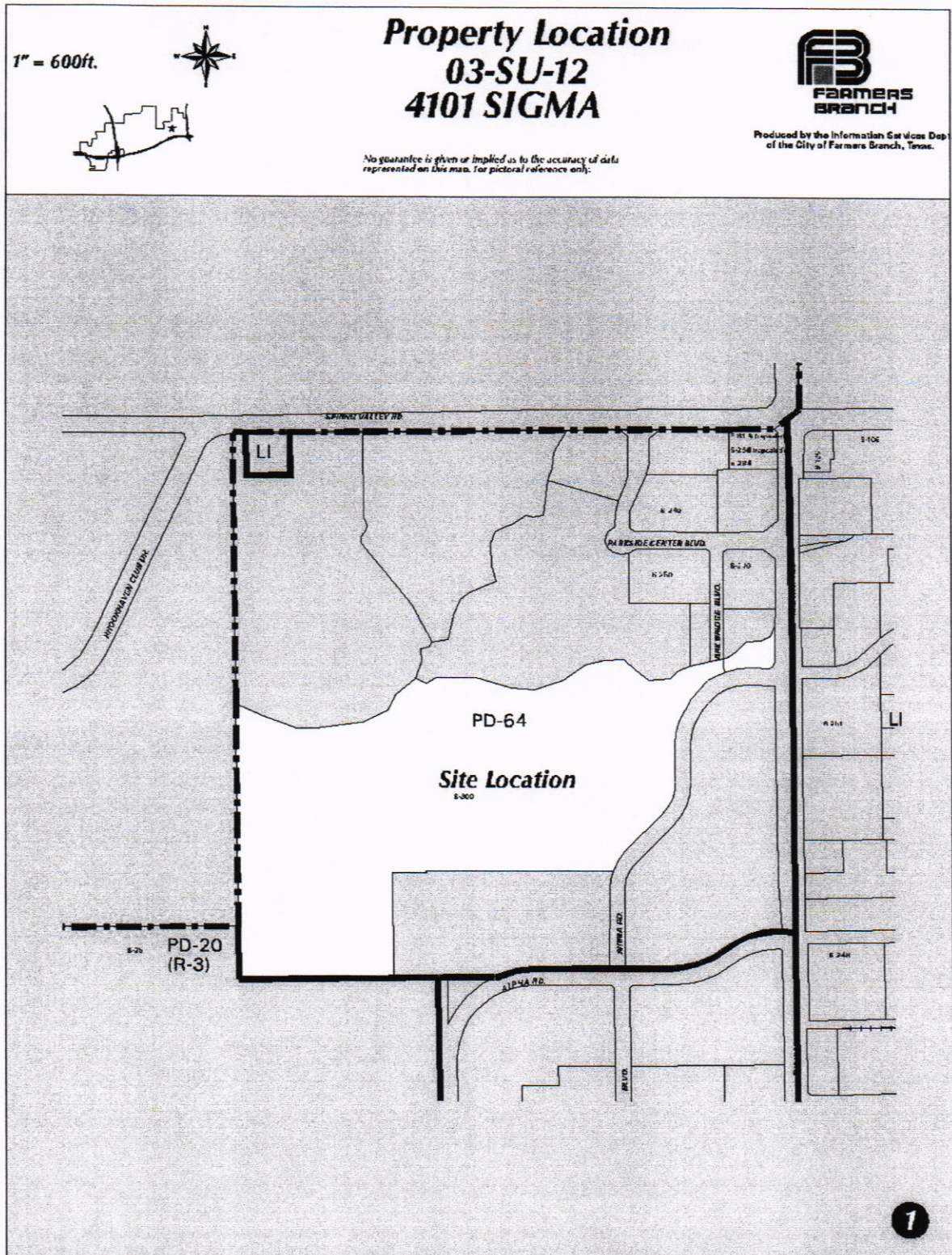
North 40 degrees 53 minutes 04 seconds East, a distance 80.47 feet to a point for a corner;

North 84 degrees 04 minutes 53 seconds East, a distance of 103.51 feet to a point for a corner;

North 33 degrees 14 minutes 29 seconds East a distance of 74.65 feet to the POINT OF BEGINNING and containing 0.5317 acres of land more or less.



Exhibit "B"





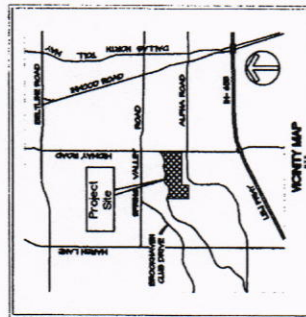
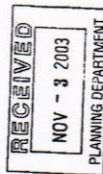
**PROPOSED NEW FACILITIES  
THE PARISH  
EPISCOPAL SCHOOL**

4101 SIGMA ROAD  
FARMERS BRANCH, TEXAS 75244  
SEPTEMBER 9, 2003  
REVISED NOVEMBER 3, 2003

	2.179/741.4 s.f. ( $\pm 30.8\%$ )
TOTAL AREA OF SITE	
TOTAL FLOOR AREA RATIO	0.91
TOTAL IMPERVIOUS COVER	715,160 s.f.
PERCENTAGE OF LANDSCAPE/OPEN SPACE	1,464,382.4 s.f.
BUILDING FOOTPRINT	150,741 s.f.
CONNSUMUM 1	14,500 s.f.
CONNSUMUM 2	18,500 s.f.
PLANTERIUM	9,500 s.f.
TOTAL FOOTPRINT COVERAGE	2,532,141 s.f.
BUILDING AREA	387,990 s.f.

TABULATIONS	
PROPOSED TOTAL STUDENTS (GRADE 3-12)	740
PARKING REQUIRED <sup>1</sup>	615 SPACES <sup>1</sup>
PARKING PROVIDED	642 SPACES
LOT AREA	+ 50.04 AC. <sup>2</sup>

2 PARKING SPACE CALCULATION:  
1 SPACE PER 2 STUDENTS (7400/2) = 3700  
+ 245  
= 3945  
4150



PROJECT DIRECTORY	SHEET INDEX
OWNER THE PARISH EPISCOPAL SCHOOL 14101 SICMA ROAD FARMERS BRANCH, TEXAS 75244 PHONE: 972/1239-4011 FAX: 905/1972-1327	COVER BASE SITE PLAN SECURITY PLAN ELEVATIONS CONCEPTUAL DRAINAGE & GRADING PLAN WATER & SANITARY SEWER PLAN DEFENTION VOLUME CALCULATIONS KEY PLAN
CONTACT: KEN MERTEN EMAIL: kmerten@parishepiscopal.org	L100 L101 L102 L103 L104
LANDSCAPE ARCHITECT SMR 1708 N. GRIFFIN STREET DALLAS, TEXAS 75202 PHONE: 214/871-0083 FAX: 214/871-0645 CONTACT: STEVE RAHN, AIA EMAIL: srahn@smr-la.com	LANDSCAPE PLAN LANDSCAPE PLAN LANDSCAPE PLAN LANDSCAPE PLAN LANDSCAPE PLAN
ENGINEER HUITT-ZOLLARS 3131 MCKINNEY AVE. SUITE 600 DALLAS, TEXAS 75204 PHONE: 214/871-3311 FAX: 214/871-0757 CONTACT: ROBERT PHILLIPS, P.E.	
ARCHITECT ZOOD FULTON AND FARRELL 2808 FARM MOUNT SUITE 300 DALLAS, TEXAS 75201 PHONE: 214/303-1500 FAX: 214/303-1512 CONTACT: DONALD KUBALA, AIA EMAIL: dkubala@zfai.com	

OT 1, BLOCK A  
LAND DESCRIPTION  
The 100' wide (100') line of land shown in the South-Central Survey, situated in the City of Farmers Branch, Dallas County, Texas and being all Lot 1, Block A, Encumbered Address, an addition to the City of Farmers Branch, Texas according to the plat thereof recorded on Volume 2051148, Page 00025 of the Official Public Records of Dallas County, Texas and also being more particularly described as follows:

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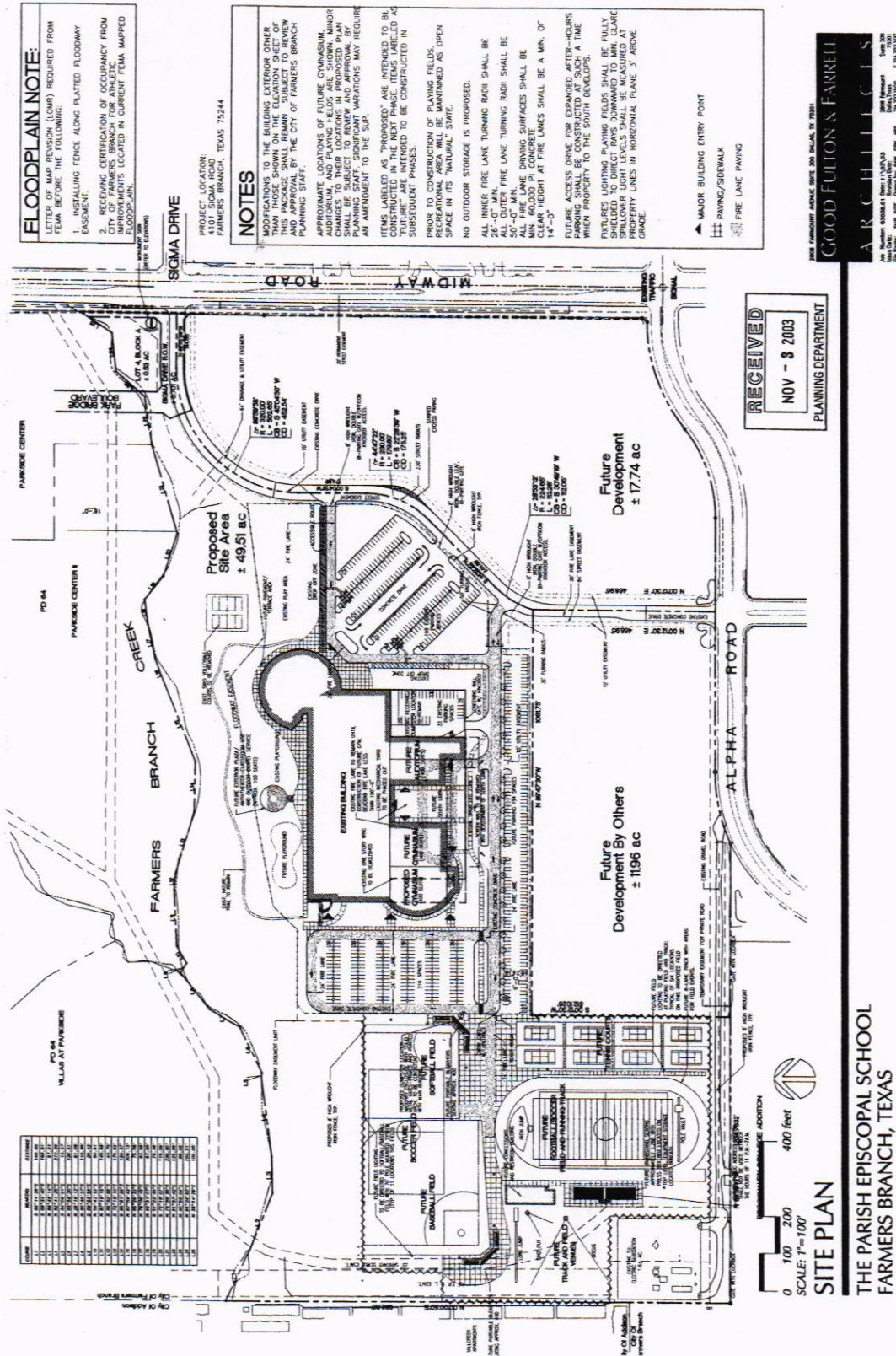
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[illegible]

**UNITA, A BUCKLE**  
The United States has issued a travel advisory for the Italian island of Sicily, warning that the Italian Coast Guard is "increasingly aggressive" in its enforcement of Italian maritime law. The advisory, issued by the State Department, says that the Italian Coast Guard is "increasingly aggressive" in its enforcement of Italian maritime law. The advisory, issued by the State Department, says that the Italian Coast Guard is "increasingly aggressive" in its enforcement of Italian maritime law.



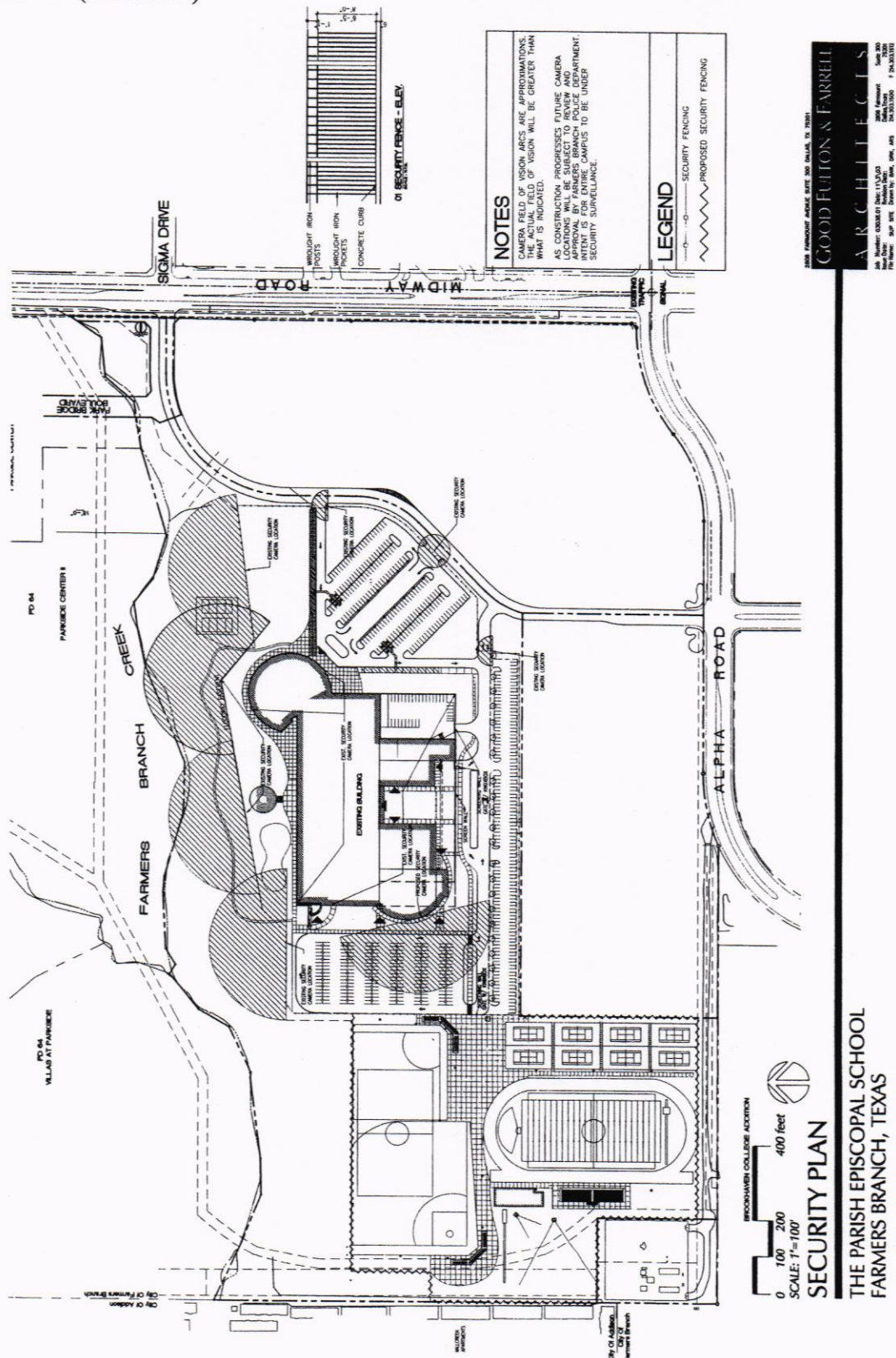
# Exhibit "C" (continued)



City of Farmers Branch P.O. Box 819010 Farmers Branch, Texas 75381-9010 972/247-3131  
Linked in Friendship with District of Bassetlaw, England, Garbsen and Schönebeck, Germany.  
Internet URL...<http://www.ci.farmers-branch.tx.us>



# Exhibit "C" (continued)



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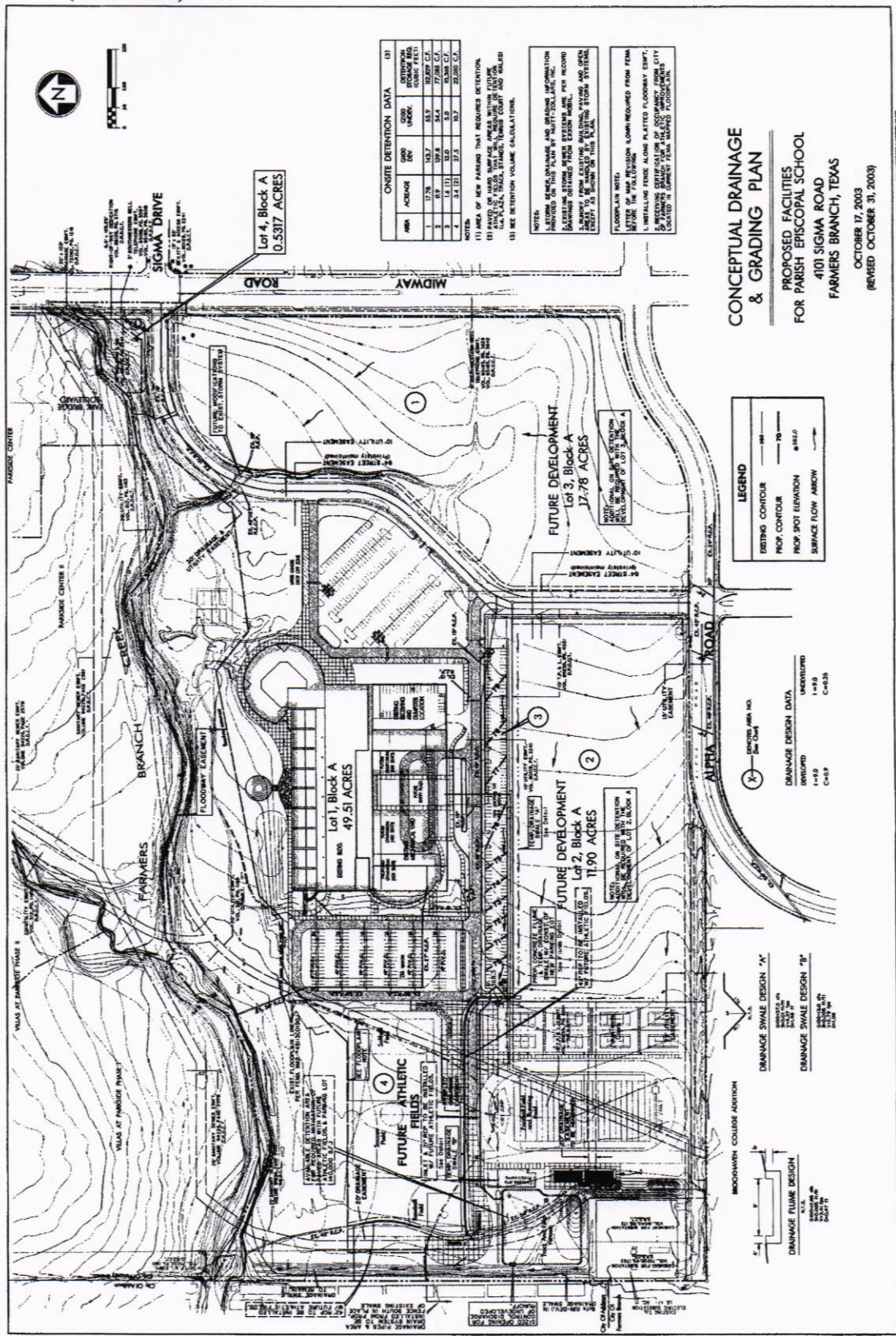
Architectural drawings of the proposed building, including a south elevation, a section, and a plan view. The south elevation shows a long, low building with a flat roof and a series of windows. The section shows the building's profile, including the roof and the interior structure. The plan view shows the building's footprint, including the entrance and the parking area. The drawings are labeled with various dimensions and notes, such as 'SOUTH ELEVATION', 'SECTION', 'PLAN', and 'EXISTING BUILDING'.

THE PARISH EPISCOPAL SCHOOL  
FARMERS BRANCH, TEXAS

[illegible]



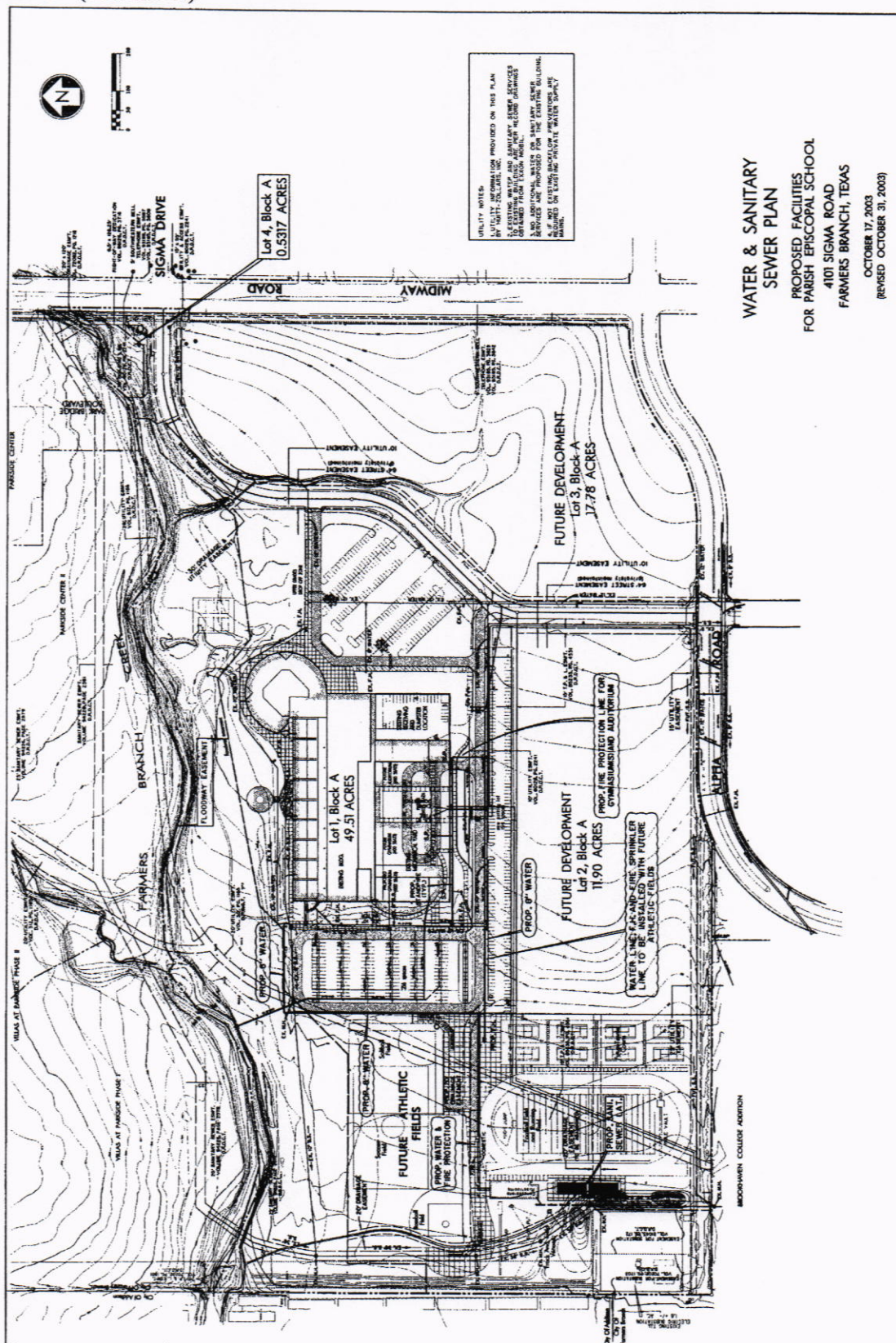
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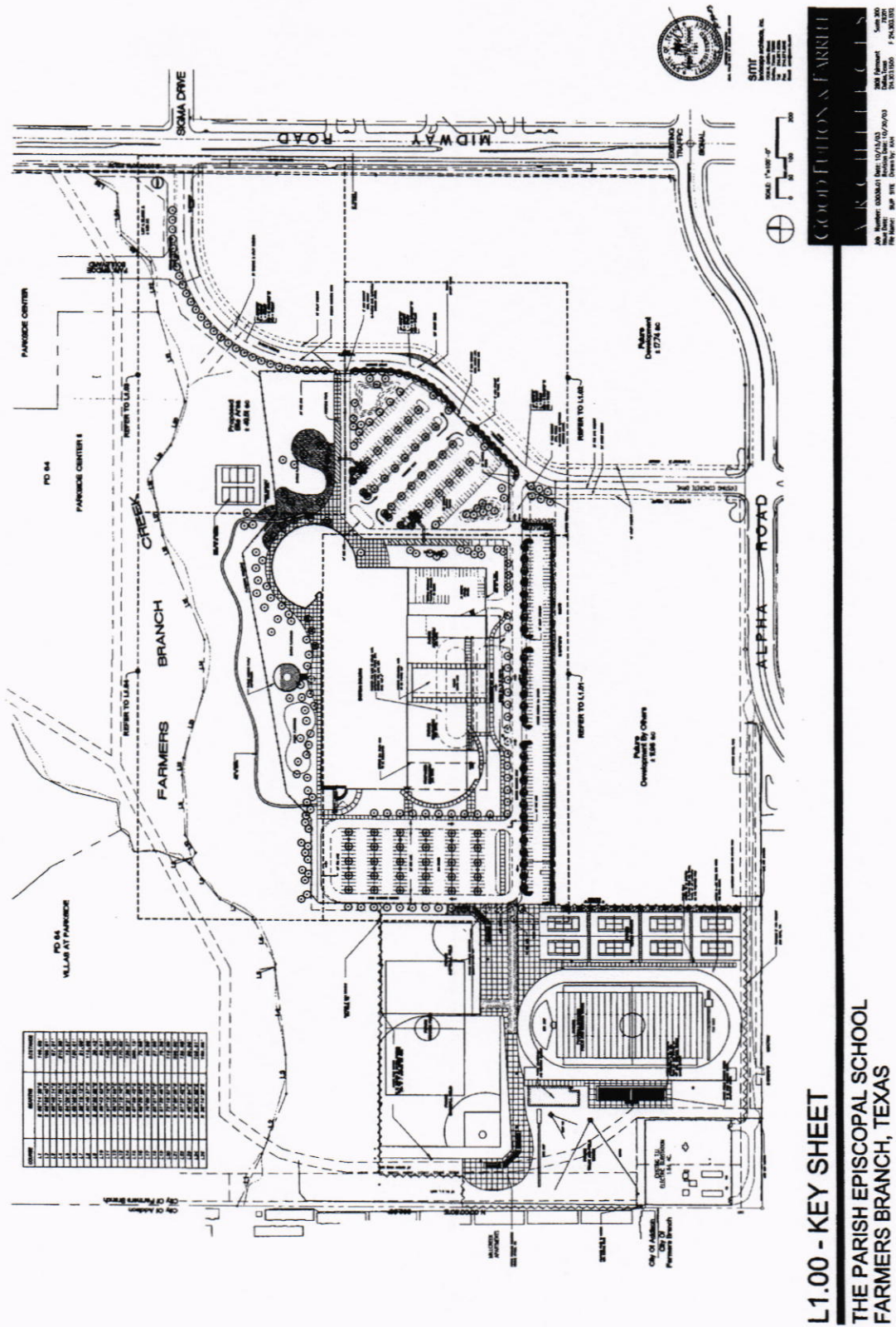
Exhibit "C" (continued)



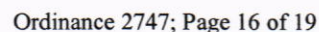
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Exhibit "C" (continued)

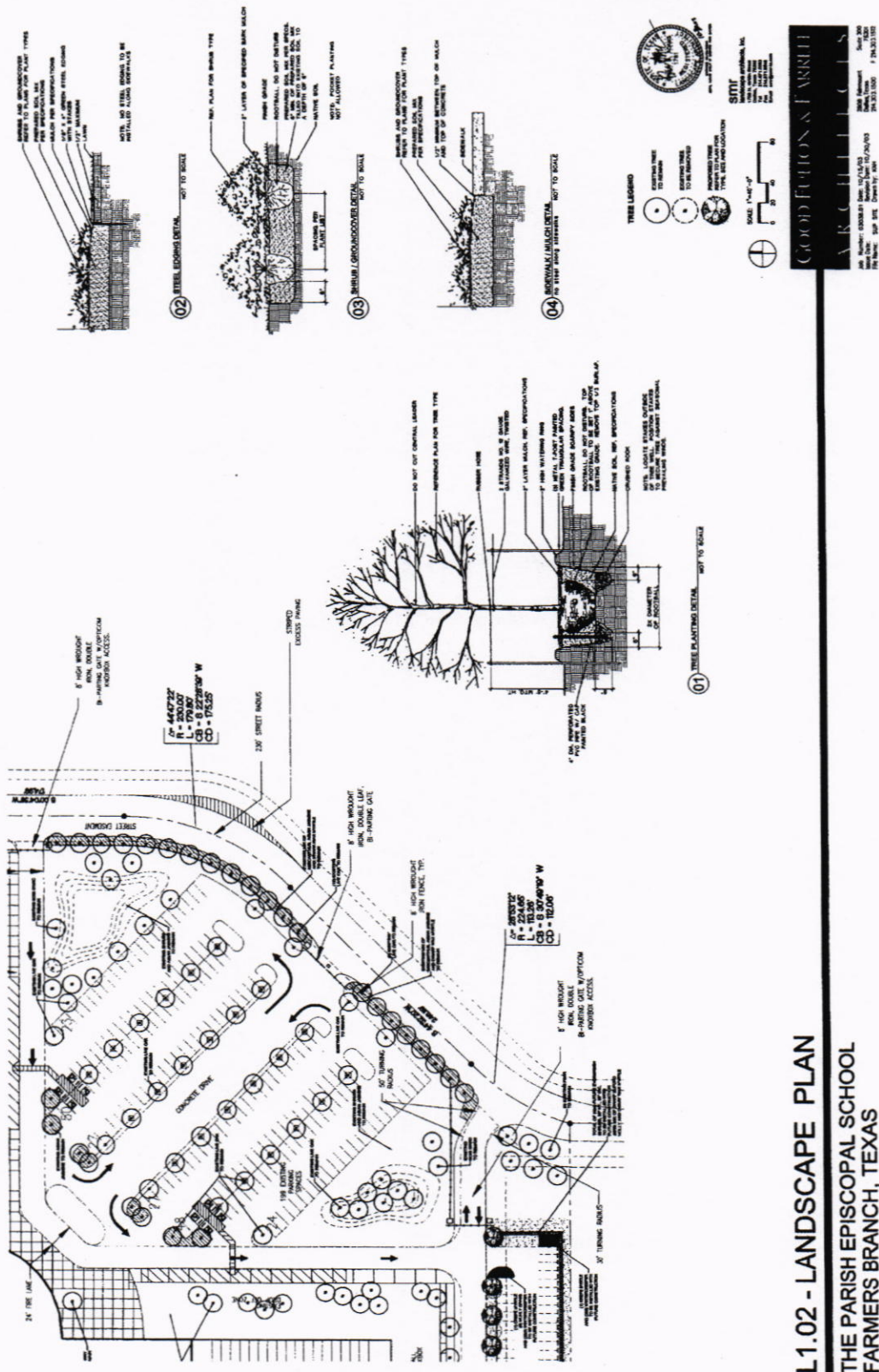


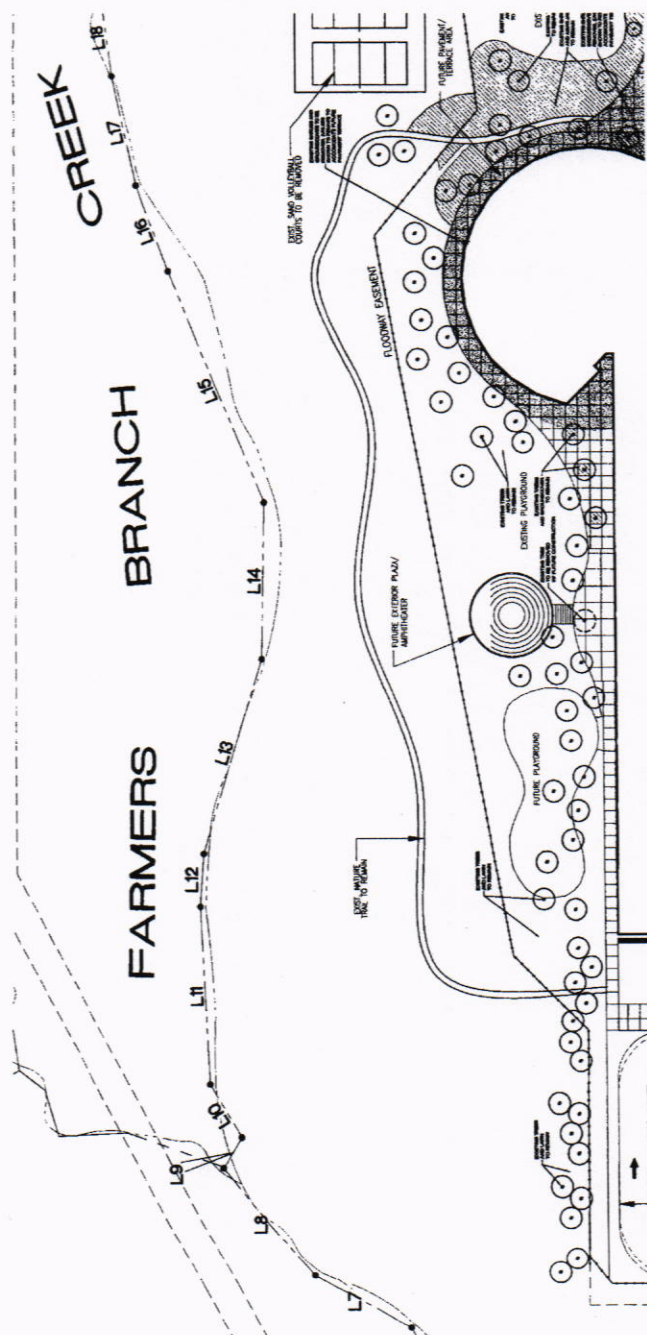
City of Farmers Branch P.O. Box 819010 Farmers Branch, Texas 75381-9010 972/247-3131  
 Linked in Friendship with District of Bassetlaw, England, Garbsen and Schönebeck, Germany.  
 Internet URL...<http://www.ci.farmers-branch.tx.us>





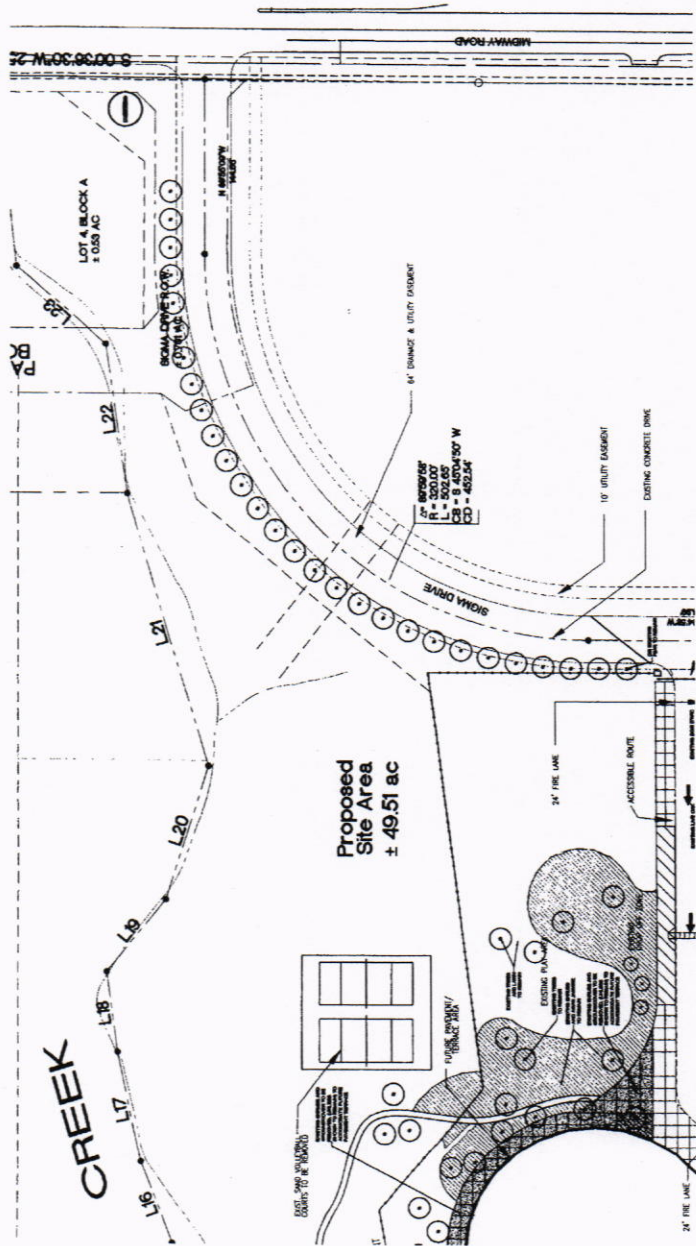
# Exhibit "C" (continued)





**L1.03 - LANDSCAPE PLAN**  
**THE PARISH EPISCOPAL SCHOOL**  
**FARMERS BRANCH, TEXAS**





**TREE LEGEND**

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- NEW TREES TO BE PLANTED
- NEW TREES TO BE PLANTED

**SCALE** 1" = 40' - 0"

**STY**  
SUNSHINE ARCHITECTS, INC.  
1000 N. W. 10th Ave., Suite 200  
Fort Lauderdale, FL 33304  
Tel: 754.561.1000  
Fax: 754.561.1001

**GOOD EDUCATION PARTNERS**

**THE PARISH EPISCOPAL SCHOOL**  
FARMERS BRANCH, TEXAS

Job Number: 00000001 Date: 10/10/13  
Project: The Parish Episcopal School  
Site: 1000 N. W. 10th Ave., Suite 200  
Fort Lauderdale, FL 33304  
Tel: 754.561.1000  
Fax: 754.561.1001

**L1.04 - LANDSCAPE PLAN**  
**THE PARISH EPISCOPAL SCHOOL**  
**FARMERS BRANCH, TEXAS**